

DRAFT  
**Zoning Commission**  
**September 8, 2021 – Meeting Minutes**

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**Commissioners Present:**

Will Northern, Chair, District 1  
Wanda Conlin, Vice-Chair, District 8  
Willie Rankin Jr., District 2  
Beth Welch, District 3  
Jesse Gober, District 4  
Rafael McDonnell, District 5  
Mia Hall, District 6  
John Aughinbaugh, District 7  
Kimberly Miller, District 9

**Commissioners Absent:**

None

**Staff Members Present:**

Stephen Murray, Planning Manager  
Sevanne Steiner, Planning Manager  
Monica Lafitte, Senior Planner  
Brett Mangum, Senior Planner  
Sarah Bergman, Planner  
Sandra Barraza, Planning Assistant  
Andre Duncan, Planning Assistant  
Melinda Ramos, Sr. Assistant City Attorney Chf  
Rich McCracken, Sr. Assistant City Attorney  
Armond Bryant, Senior Planner  
Daniel Leal, Asst Director of Development Services  
Korrie Becht, Senior Planner

**I. PUBLIC HEARING – 1:00 P.M.**

Mr. Murray explained the procedure to be followed for the Zoning Commission meeting.

**A. CALL TO ORDER**

With a quorum of the Zoning Commission members present, Chair Northern called the regular session of the Fort Worth Zoning Commission to order at 1:00 p.m. on Wednesday, August 11, 2021.

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF AUGUST 11, 2021.**

Motion: Commissioner Conlin made a motion, seconded by Commissioner Rankin, that the minutes of the Zoning Commission meeting of August 11, 2021 be approved. Motion passed 9-0.

Video on individual cases can be viewed at the following website.

[http://fortworthgov.granicus.com/ViewPublisher.php?view\\_id=2](http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2)

**C. CONTINUED CASES**

**1. ZC-21-076**

**CD 2**

- a. Site Location: 5200-5400 Ten Mile Bridge Road
- b. Acreage: 33.883
- c. Applicant/Agent: Devin Huffines
- d. Request: From: "C" Medium Density Multifamily  
To: "PD/C" with development regulation standards for fences and a waiver to MFD submittal; site plan included

***This request was withdrawn by the property owner. No public hearing was held.***

**2. ZC-21-089**

**CD 9**

- a. Site Location: 505 W. Biddison Street & 3500 S. Jennings Avenue
- b. Acreage: 11.39
- c. Applicant/Agent: XTO Energy

- d. Request: From: "I" Light Industrial  
To: "D" High Density

Daniel Smith appeared before the Commission in support of ZC-21-089.

The following people spoke in support of this request: Victoria Bargas, Joe Guerrero

The following people spoke in opposition to this request: Angel Munoz, Cindy Mata, Hedy Pena

The following correspondence was submitted in support of this request: Worth Heights NA

The following correspondence was submitted in opposition to this request: 1 letter, Hemphill Corridor Task Force, online petition (signatures cannot be verified).

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, that ZC-21-089 be **Approved**. Motion passed 9-0.

### 3. ZC-21-091

CD 9

- a. Site Location: 3100 & 3104 College Avenue  
b. Acreage: 0.38  
c. Applicant/Agent: Ryan Hamrick  
d. Request: From: "A-5" One-Family  
To: "E" Neighborhood Commercial

***This case was withdrawn by the applicant. No public hearing was held.***

### 4. ZC-21-093

CD 7

- a. Site Location: 12700 Timberland Boulevard  
b. Acreage: 1.50  
c. Applicant/Agent: Timberland Boulevard Development Partners  
d. Request: To: Add Conditional Use Permit (CUP) to allow for self-service carwash facility, site plan included

John Cornelison appeared before the Commission in support of ZC-21-093.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner McDonnell, that ZC-21-093 be **Approved**. Motion passed 8-0, with Commissioner Northern abstaining due to a conflict of interest.

## D. NEW CASES

### 5. SP-21-021

CD 7

- a. Site Location: 7900-8700 blocks NW Highway 287 (north side)  
b. Acreage: 8.52  
c. Applicant/Agent: NTP35 LP  
d. Request: To: Add Site Plan to PD 1302 for "UR" Urban Residential uses

Charles Hodges appeared before the Commission in support of SP-21-021.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Miller, that SP-21-021 be **Continued for 30 days**. Motion passed 9-0.

**6. ZC-20-159**

**CD 4**

- a. Site Location: 1900 E. Loop 820
- b. Acreage: 7.628
- c. Applicant/Agent: Just Right Products Inc.
- d. Request: From: "A-5" One-Family  
To: "PD/E" Planned Development for "E" Neighborhood Commercial uses minus convenience store and liquor or package store; plus warehouse use, production of printed graphics use, "A-5" One Family uses, and "R2" Townhouse/Cluster uses, with development standards for bufferyards, screening, and supplemental setbacks; site plan included

Logan McWhorter appeared before the Commission in support of ZC-20-159 and requested a 30-day continuance of this request.

The following people spoke in opposition to this request: Michael Woelhaefer

The following correspondence was submitted in support of this request: 1 letter

The following correspondence was submitted in opposition to this request: 2 letters

Motion: Commissioner Gober made a motion, seconded by Commissioner Welch, that ZC-20-159 be **Continued for 30 days**. Motion passed 9-0.

**7. ZC-21-048**

**CD 7**

***This case will be heard by City Council on November 9<sup>th</sup>***

- a. Site Location: 20000 block of FM 156 South
- b. Acreage: 65.30
- c. Applicant/Agent: AIL Investments, LP
- d. Request: From: Unzoned  
To: "K/AAO" Heavy Industrial/Alliance Airport Overlay

Jonathan Ragsdale appeared before the Commission in support of ZC-21-048.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-21-048 be **Approved**. Motion passed 9-0.

**8. ZC-21-084**

**CD 6**

- a. Site Location: Generally bounded by Dublin Ridge Drive, McCart Avenue, Cleburne Crowley Road, and Old Cleburne Crowley Road
- b. Acreage: 116.77
- c. Applicant/Agent: Shipman Companies LP
- d. Request: From: Unzoned  
To: "A-5" One-Family

Caleb Dunn appeared before the Commission in support of ZC-21-084.

Motion: Commissioner Hall made a motion, seconded by Commissioner Miller, that ZC-21-084 be **Continued for 30 days**. Motion passed 9-0.

**9. ZC-21-106**

**CD 7**

- a. Site Location: 1700 block Avondale Haslet Road
- b. Acreage: 3.04

- c. Applicant/Agent: Joe Lindsay, JC Lindsey Family LTD Partnership
- d. Request: From: "A-5" One-Family  
To: "E" Neighborhood Commercial

Joe Lindsey appeared before the Commission in support of ZC-21-106 and requested a continuance of this case.

The following people spoke in opposition to this request: Jeff Davis

The following correspondence was submitted in opposition to this request: 10 letters

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner McDonnell, that ZC-21-106 be **Continued for 30 days**. Motion passed 9-0.

#### 10. ZC-21-114

**CD 8**

- a. Site Location: 120 Riverside Drive, 3115 Chenault Street
- b. Acreage: 0.51
- c. Applicant/Agent: George Wood Clothing Inc.
- d. Request: From: "ER" Neighborhood Commercial, "E" Neighborhood Commercial  
To: "I" Light Industrial

Victor Trotter appeared before the Commission in support of ZC-21-114.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Rankin, that ZC-21-114 be **Continued for 30 days**. Motion passed 9-0.

#### 11. ZC-21-124

**CD 4**

- a. Site Location: 3748 Basswood Boulevard
- b. Acreage: 0.90
- c. Applicant/Agent: Los Cazadores Holding LLC
- d. Request: To: Add Conditional Use Permit for indoor veterinary clinic with outdoor exercise yard

Matt Williamson appeared before the Commission in support of ZC-21-124.

The following correspondence was submitted in opposition to this request: 1 letter

Motion: Commissioner Gober made a motion, seconded by Commissioner McDonnell, that ZC-21-124 be **Approved with a five (5) year time limit**. Motion passed 9-0.

#### 12. ZC-21-129

**CD 8**

- a. Site Location: 3117 Panola Ave
- b. Acreage: 0.15
- c. Applicant/Agent: Spacemasters Warehousing, LLC
- d. Request: From: "E" Neighborhood Commercial  
To: "F" General Commercial

Shai Roos appeared before the Commission in support of ZC-21-129.

The following people spoke in support of this request: Parker McDowell

The following people spoke in opposition to this request: Daniel Haase

The following correspondence was submitted in opposition to this request: 1 letter, Central Meadowbrook NA, West Meadowbrook NA

Motion: Commissioner Conlin made a motion, seconded by Commissioner Aughinbaugh, that ZC-21-129 be **Denied**. Motion passed 9-0.

### 13. ZC-21-130

CD 6

- a. Site Location: 5400-5600 blocks of Columbus Trail
- b. Acreage: 3.66
- c. Applicant/Agent: Summer Creek Station LLC
- d. Request: From: "PD 471A" Planned Development for uses in "F" General Commercial District, and excluding; Tattoo Parlor, Sexually Oriented Business, Shooting ranges (Indoor), Gambling Facilities, and Pawn Shops. Site Plan required  
To: Amend PD 471A to allow auto repair adjacent to residential, site plan included

Bryan Burger appeared before the Commission in support of ZC-21-130.

The following people spoke in support of this request: Heather Rimmer

The following correspondence was submitted in opposition to this request: 3 letters

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin, that ZC-21-130 be **Denied without prejudice**. Motion failed 4-5, with commissioners Northern, Rankin, Welch, Gober, and Aughinbaugh voting in opposition.

Motion: Commissioner Rankin made a motion, seconded by Commissioner Gober, that ZC-21-130 be **Continued for 30 days**. Motion passed 9-0.

### 14. ZC-21-131

CD 5

- a. Site Location: 8661 & 8689 John T White Road
- b. Acreage: 5.10
- c. Applicant/Agent: Mmaroof Choudhury
- d. Request: From: "A-5" One-Family, "E" Neighborhood Commercial  
To: "R2" Townhouse/Cluster

Peter Kavanaugh appeared before the Commission in support of ZC-21-131 and requested a 60 day continuance.

The following people spoke in support of this request: Angela Auld

The following people spoke in opposition of this request: Carolyn Meier

The following correspondence was submitted regarding this request: Bentley Village – Waterchase NA supporting 60-day continuance request

The following correspondence was submitted in opposition to this request: 3 letters

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, that ZC-21-131 be **Continued for 60 days**. Motion passed 9-0.

### 15. ZC-21-136

CD 7

- a. Site Location: 14459 Day Road
- b. Acreage: 2.99
- c. Applicant/Agent: Joseph Palazzo

- d. Request: From: "A-43" One-Family /I-35W Corridor Design Overlay District  
To: "I" Light Industrial /I-35W Corridor Design Overlay District

Priya Archarya appeared before the Commission in support of ZC-21-136.

The following people spoke in support of this request: Ryan Alumbaugh

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Gober, that ZC-21-136 be **Approved**. Motion passed 9-0.

#### 16. ZC-21-137

CD 3

- a. Site Location: 10137 First Chapel Drive  
b. Acreage: 2.01  
c. Applicant/Agent: Chapel Creek Development Co. LLC  
d. Request: From: "G" Intensive Commercial  
To: PD 965 for "G" Intensive Commercial uses plus mini-warehouse with a waiver to 40 ft. supplemental setback requirement, site plan required

Andrew Ruegg appeared before the Commission in support of ZC-21-137.

Motion: Commissioner Welch made a motion, seconded by Commissioner McDonnell, that ZC-21-137 be **Approved**. Motion passed 9-0.

#### 17. ZC-21-138

CD 7

- a. Site Location: 3575 Lone Star Circle at Petty Place & Victory Circle W  
b. Acreage: 50.23  
c. Applicant/Agent: FW Sports Authority, Inc  
d. Request: From: "PD 476" for Texas Motor Speedway  
To: "I" Light Industrial

Eddie Eckhart appeared before the Commission in support of ZC-21-138.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-21-138 be **Approved**. Motion passed 9-0.

#### 18. ZC-21-139

CD 3

- a. Site Location: 2760 Glenrock Drive  
b. Acreage: 2.39  
c. Applicant/Agent: Scott Hamilton  
d. Request: From: "E" Neighborhood Commercial /NASJRB Overlay  
To: "I" Light Industrial

Scott Hamilton appeared before the Commission in support of ZC-21-139.

The following people spoke in support of this request Brandon O'Donald

The following people spoke regarding this request: Barry Hudson

The following correspondence was submitted in opposition to this request: Western Hills North NA (supports changing the request to a Conditional Use Permit).

Motion: Commissioner Welch made a motion, seconded by Commissioner Rankin, that ZC-21-139 be **Continued for 30 days**. Motion passed 9-0.

**19. ZC-21-140**

**CD 9**

- a. Site Location: 3201 White Settlement Road
- b. Acreage: 0.50
- c. Applicant/Agent: DD White Settlement Property, LLC
- d. Request: To: Add Conditional Use Permit (CUP) to allow a self-serve carwash facility; site plan included

Jacob Petrie appeared before the Commission in support of ZC-21-140.

The following correspondence was submitted in opposition to this request: Casa Blanca HOA

Motion: Commissioner Miller made a motion, seconded by Commissioner Rankin, that ZC-21-140 be **Approved**. Motion passed 9-0.

**20. ZC-21-141**

**CD 6**

- a. Site Location: 10350 South Freeway
- b. Acreage: 4.67
- c. Applicant/Agent: Abel Anzua Garcia
- d. Request: From: "AG" Agricultural, "I" Light Industrial  
To: "I" Light Industrial

Christopher Bonilla appeared before the Commission in support of ZC-21-141.

Motion: Commissioner Hall made a motion, seconded by Commissioner Miller, that ZC-21-141 be **Approved**. Motion passed 9-0.

**21. ZC-21-143**

**CD 3**

- a. Site Location: 4900-5000 blocks Clearfork Main Street
- b. Acreage: 14.71
- c. Applicant/Agent: Heart of the Ranch LTD
- d. Request: From: "PD 630" Planned Development for all uses in "MU-2" High Intensity Mixed-Use as outlined in the September 30, 2003 Comprehensive Zoning Ordinance with development standards, site plan waived  
To: "G" Intensive Commercial

Kyle Kattner appeared before the Commission in support of ZC-21-143.

Motion: Commissioner Welch made a motion, seconded by Commissioner Gober, that ZC-21-143 be **Approved**. Motion passed 9-0.

**22. ZC-21-145**

**CD 9**

- a. Site Location: 1900 6<sup>th</sup> Avenue
- b. Acreage: 0.18
- c. Applicant/Agent: Derrick Giles & Richard Brooks
- d. Request: From: B/HC Two-Family/Historic and Cultural Overlay  
To: C/HC Medium Density Multifamily / Historic and Cultural Overlay

Richard Brooks appeared before the Commission in support of ZC-21-145.

The following people spoke in support of this request: Derrick Giles

The following correspondence was submitted in support of this request: Fairmount NA

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, that ZC-21-145 be **Approved**. Motion passed 9-0.

### 23. ZC-21-146

CD 8

- a. Site Location: 6701 Crowley Rd
- b. Acreage: 1.79
- c. Applicant/Agent: Hillcrest LLC
- d. Request: To: Add Conditional Use Permit (CUP) to allow a self-serve carwash facility; site plan included

John Cornelson appeared before the Commission in support of ZC-21-146.

The following people spoke in opposition to this request: Steve Epstein

The following correspondence was submitted in opposition to this request: 2 letters, Hallmark-Camelot-Highland Terrace NA

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Aughinbaugh, that ZC-21-146 be Approved as Amended to include a partial sound wall at the northern end of the property. **Motion failed by a vote of 4-4**, with Commissioners Rankin, Welch, Gober, and Hall casting the votes in opposition, and Commissioner Northern abstaining due to a conflict of interest.

### 24. ZC-21-147

CD 6

- a. Site Location: 9500-9700 blocks Brewer Boulevard
- b. Acreage: 19.53
- c. Applicant/Agent: Gabriel Southwest LLC
- d. Request: From: "C" Medium Density Multifamily  
To: "PD/D" Planned Development for all uses in "D" High-Density Multifamily with development standards for building orientation, fencing, setbacks, open space, and a waiver to the MFD submittal; site plan included.

John Ainsworth appeared before the Commission in support of ZC-21-147.

Motion: Commissioner Hall made a motion, seconded by Commissioner McDonnell, that ZC-21-147 be **Approved**. Motion passed 8-0.

### 25. ZC-21-148

CD 5

- a. Site Location: 5220 E Lancaster Avenue
- b. Acreage: 1.12
- c. Applicant/Agent: Espire Enterprises, LLC
- d. Request: From: "E" Neighborhood Commercial  
To: "C" Medium Density Multifamily

Mary Nell Poole appeared before the Commission in support of ZC-21-148 and requested a 30-day continuance.

The following correspondence was submitted in opposition to this request: 1 letter, Central Meadowbrook NA, West Meadowbrook NA

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Rankin, that ZC-21-148 be **Continued for 30 days**. Motion passed 9-0.



**26. ZC-21-149**

**CD 8**

- a. Site Location: 712 Elmwood Avenue
- b. Acreage: 0.25
- c. Applicant/Agent: Espire Enterprises, LLC
- d. Request: From: "J" Medium Industrial  
To: "UR" Urban Residential

Mary Nell Poole appeared before the Commission in support of ZC-21-149 and requested a 30-day continuance.

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell that ZC-21-149 be **Continued for 30 days**. Motion passed 9-0.

**27. ZC-21-154**

**CD 6**

***This case will be heard by City Council on September 14<sup>th</sup>***

- a. Site Location: 9200-9300 blocks of Brewer Boulevard
- b. Acreage: 15.15
- c. Applicant/Agent: Legacy CTW, LP
- d. Request: To: Amend PD 1298 for "C" Medium Density Multifamily uses to add development standards for yard setbacks, fencing, open space, and building orientation, site plan included

Barry Hudson appeared before the Commission in support of ZC-21-154.

The following people spoke in support of this request: Peter Aberg

Motion: Commissioner Hall made a motion, seconded by Commissioner Miller, that ZC-21-154 be **Approved as Amended with the condition that the 6-foot metal fence separating apartment buildings from the detention pond area be reduced to a 4-foot open style fence** (and to approve the applicant's request for a reduction in required percentage of open space). Motion passed 9-0.

**28. ZC-21-160**

**CD AII**

- a. Text Amendment
- b. Applicant/Agent: City of Fort Worth Development Services
- c. Request: An ordinance amending the Zoning Ordinance of the City of Fort Worth, being ordinance no. 21563, as amended, codified as Appendix "A" of the code of the City of Fort Worth, by amending Article 13 "Form Based Districts", of Chapter 4, "District Regulations" to amend sections 4.1300 "Low Intensity Mixed-Use ("MU-1") District" and 4.1302 High Intensity Mixed-Use ("MU-2") District in their entirety to revise certain development standards; to amend Section 4.1203 "Form Based Districts Code Use Table" to revise certain uses for MU-1 and MU-2; providing that this ordinance shall be cumulative; providing a severability clause; providing a penalty clause; providing for publication in the official newspaper; and providing an effective date.

Sevanne Steiner and Korrie Becht appeared before the Commission in support of ZC-21-160.

The following people spoke in opposition to this request: Margaret DeMoss, Eva Bonilla

The following correspondence was submitted in opposition to this request: 1 letter

Motion: Commissioner Miller made a motion, seconded by Commissioner Rankin, that ZC-21-160 be **Approved with modifications as proposed by the Urban Design Commission (UDC)**. Motion passed 9-0.

29. ZC-21-166

CD All

- a. Text Amendment
- b. Applicant/Agent: City of Fort Worth Development Services
- c. Request: An ordinance amending the Zoning Ordinance of the City of Fort Worth, being ordinance no. 21563, as amended, codified as Appendix "A" of the code of the City of Fort Worth, by amending section 4.713, "Urban Residential "UR" District of Article 7 "Residential Districts", of Chapter 4, "District Regulations" to revise in its entirety to revise certain development standards for the district; providing that this ordinance shall be cumulative; providing a severability clause; providing a penalty clause; providing for publication in the official newspaper; and providing an effective date

Sevanne Steiner and Korrie Becht appeared before the Commission in support of ZC-21-166.

The following people spoke in opposition to this request: Margaret DeMoss, Eva Bonilla

The following correspondence was submitted in opposition to this request: 1 letter

Motion: Commissioner Miller made a motion, seconded by Commissioner Rankin, that ZC-21-166 be **Approved with modifications as proposed by the Urban Design Commission (UDC)**. Motion passed 9-0.

**Meeting adjourned: 4:35 p.m.**

**9/8/21**

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Stephen Murray, Zoning Administrator  
Development Services Department

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Will Northern, Chair